



TheOfficeQuarter
Estuary Business Park, South Liverpool



OFFICE QUARTER – the scheme



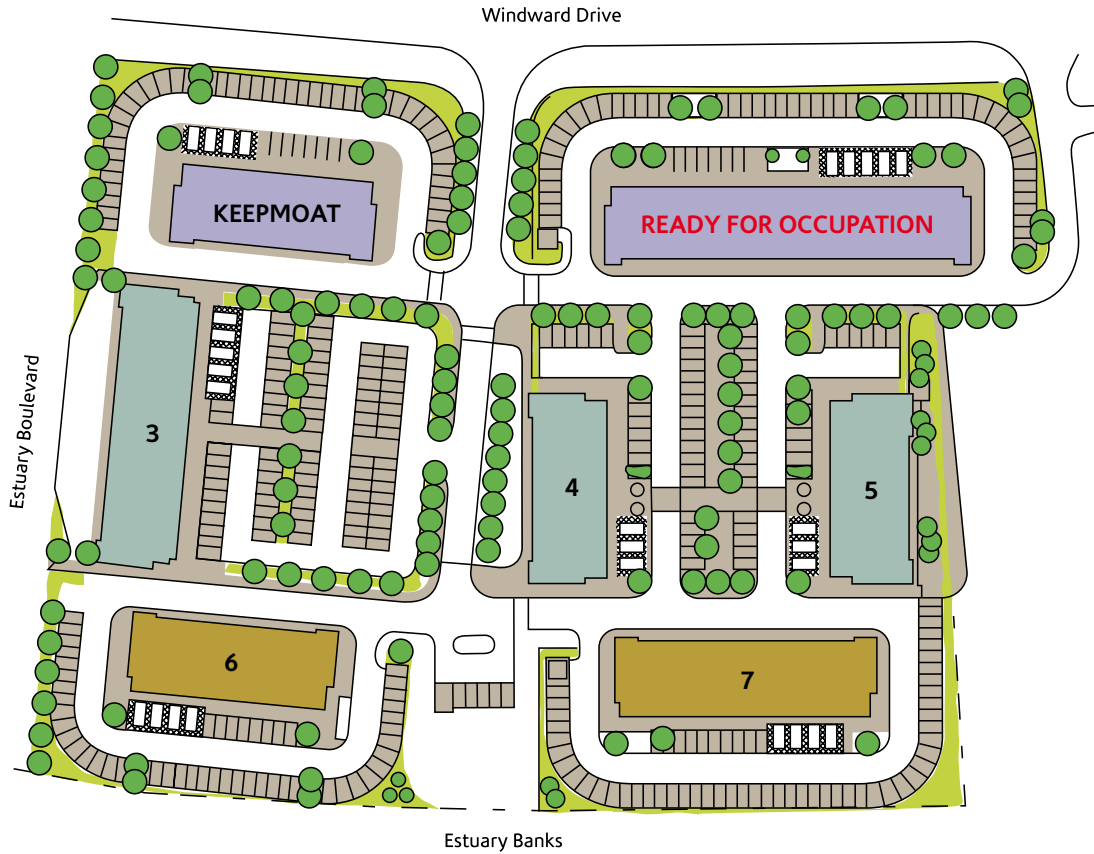
Office Quarter is a high quality campus office development affording occupiers the opportunity to locate to one of the north west's premier business locations: A location for companies eager to meet the challenges – and reap the rewards – of Liverpool's resurgent economy. Occupiers will be able to work alongside like-minded businesses which have already recognised the benefits of South Liverpool's rapidly developing environment.

The scheme, which incorporates superb infrastructure, sophisticated technology and facilities, overlooks attractive water features and landscaping.

Offices are available to lease from 929 sqm (10,000 sqft) – 3,716 sqm (40,000sqft).



THE MASTERPLAN



Stylishly integrated into the site to ensure maximum enjoyment of the waterside environment, individual buildings feature a diverse range of accommodation – from headquarters offices to business suites – to meet occupiers' demands for high quality office accommodation.

Internally, an exceptional standard of finish has been applied with comfort cooling and raised floors throughout. Impressive entrances with feature lighting lead to high-speed passenger lifts.

Outside, robust materials and complementary planting create a distinctive character for Office Quarter: Car parking has been carefully planned to minimise conflict with the soft landscaping.

UNIT	AREA (SQFT)	AREA (SQM)
1	LET TO KEEPMOAT PLC	
2	20,000	1,858
3	28,000	2,601
4	10,000	929
5	10,000	929
6	20,750	1,928
7	18,000	1,672

Areas given for units 3 to 7 (inclusive) are indicative only and may vary as the scheme progresses. Larger units, of up to 3,716 sqm (40,000 sqft) can be made available.

THE SPACE



SPECIFICATION

- BREEAM rating: very good
- Fully DDA compliant
- Raised access flooring
- Suspended ceilings with LG7 compliant lighting
- Comfort cooling throughout
- 8-Person passenger lifts
- Car parking – 1 space per 30 sqm NIA



"Our move to Office Quarter has surpassed our expectations, allowing us to bring together group companies – Bramall Construction and Haslam Homes – under the one roof. The prestigious appearance of the building and a high quality fit out have been well received by staff and clients alike. Easy access from the motorway, a good local bus service and the attractive landscaped environment add to the location's appeal. The New Mersey Shopping Park, just a few minutes stroll away, is a real bonus too!" Phil Yarranton – Area Director, Merseyside.

SOUTH LIVERPOOL



Left to right:- Day Nursery adjacent, Express by Holiday Inn 2 minutes, New Mersey Shopping Park 5 minutes and Liverpool South Parkway 10 minutes by bus or car.

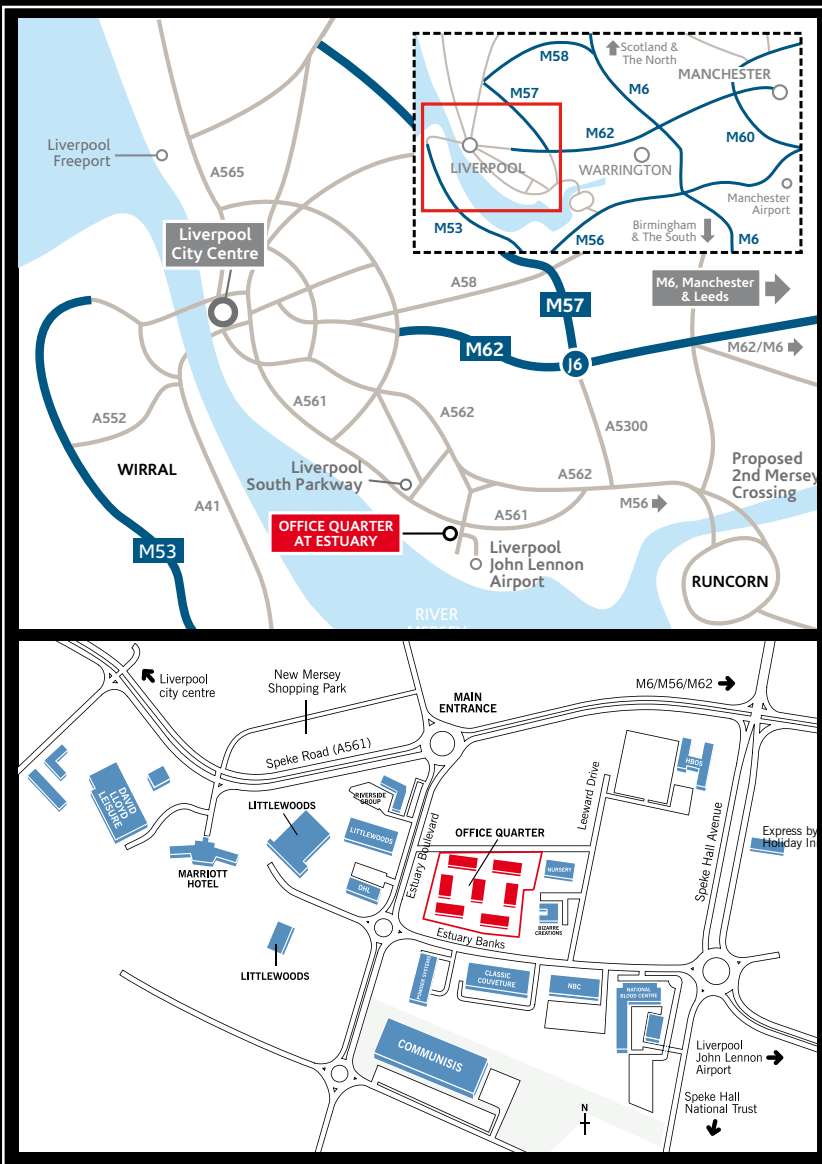
Office Quarter lies at the heart of Estuary. Launched in 1998 as a flagship business park for the region, Estuary has established itself as the fulcrum of South Liverpool's dramatic and evolving success story. It is widely recognised – both in the North West and beyond – as a premier location for a wide variety of business occupiers

Estuary offers everything you might expect from a state-of-the-art business location including the award-winning Liverpool South Parkway Transport Interchange, international flights from Liverpool

Airport (on your doorstep) and Manchester (45 minutes by car) and an expressway linking to the national motorway network. Hotels, a David Lloyd health and fitness centre and one of Europe's most successful shopping parks (New Mersey) will keep the workforce fit and happy. The adjacent Kiddy Factory nursery keeps the children happy too!

GRANTS

Business support packages may be available to qualifying occupiers investing in this location. Further details on application to the joint agents.



COMMUNICATIONS

- ❖ 10 minutes drive by direct expressway to M62/M6/M56 and national motorway network
- ❖ Daily flights to London from adjacent Liverpool John Lennon Airport
- ❖ 45 minutes to Manchester Airport
- ❖ Easyjet hub at Liverpool John Lennon Airport
- ❖ Liverpool South Parkway: a state-of-the-art public transport hub linking to Merseyrail and national rail network – five minutes by regular bus service
- ❖ Intercontinental services by sea from the Port of Liverpool and Freeport
- ❖ Ro-Ro ferry connections to Ireland and fast Seacat city-to-city ferry link with Dublin
- ❖ Regular bus services link Estuary with the city centre and suburbs

TERMS

Offices are available to lease on full repairing and insuring terms.
Contact the joint agents for further information.



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